



The Rest, Wall Hill Road, Corley Moor, Warwickshire, CV7 8AP

HOWKINS &
HARRISON

The Rest, Wall Hill Road,
Corley Moor,
Warwickshire, CV7 8AP

Guide Price: £550,000

A rare find in this superb location, a character detached property in need of complete refurbishment. Having the benefit of an adjacent paddock and various outbuildings with the total plot extending to 2.17 acres.

The property is situated within a sought after village location, close to local amenities and transport facilities.

Features

- Character detached property
- Rural location
- Total plot extending to 2.17 acres
- Three bedrooms
- Two reception rooms
- Mature gardens
- Various outbuildings
- Stable block and loose box

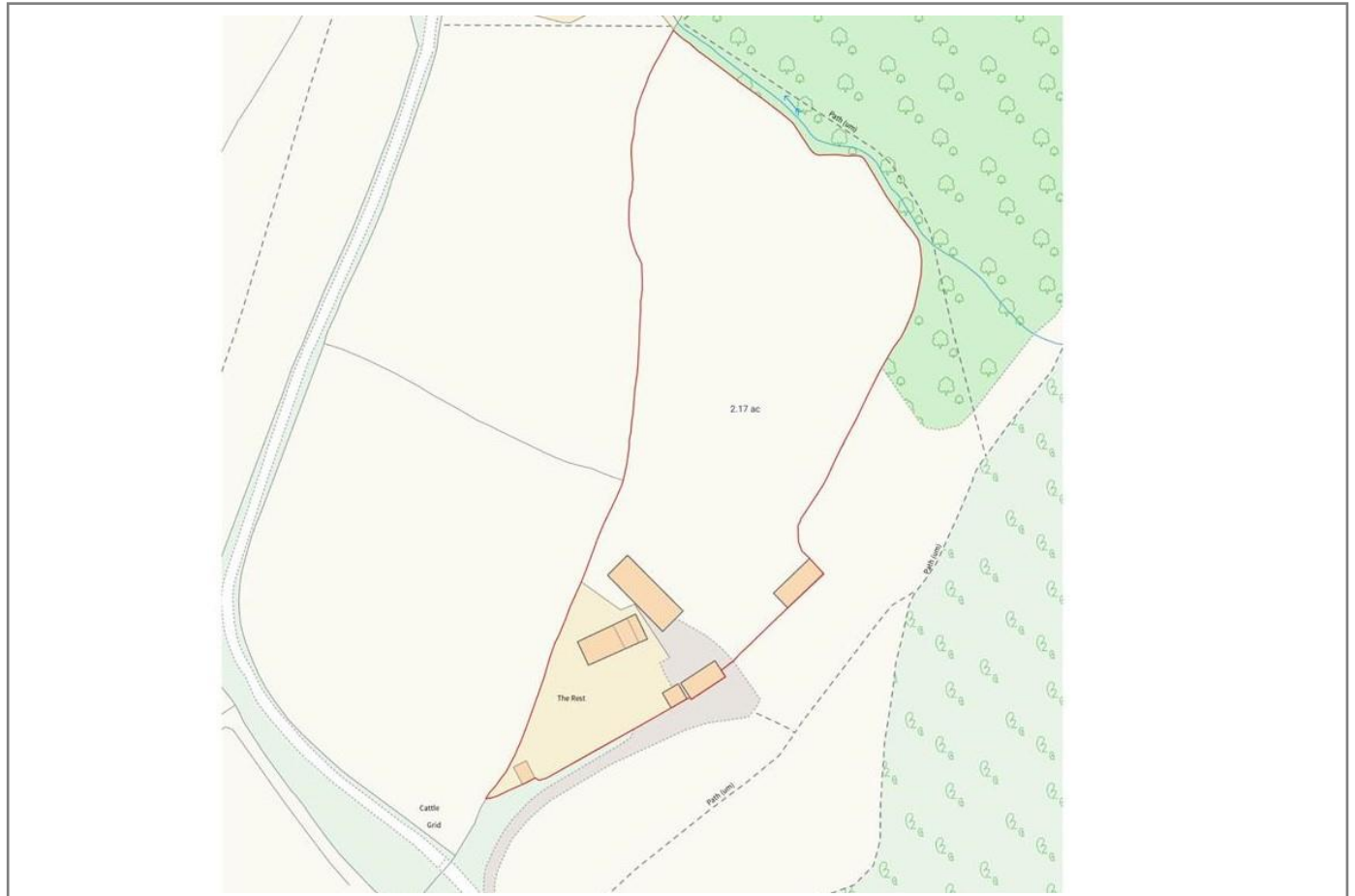


Location

The property is situated in the village of Corley Moor, located just off Common Lane about 4 miles north of Coventry city centre and 3 miles south east of Fillongley.

The property is conveniently situated for access to Midlands cities with Birmingham (15 miles) easily accessible via the M6 or A45 . There are regular train services from main line stations at Coventry, Nuneaton and Birmingham International.

Junction 3 of the M6 is approximately 3.75 miles to the east and provides access to the Midlands motorway network with the M40, M42, M1 and A14 all within easy reach.



Accommodation Details - Ground Floor

The front door opens into a dining entrance hall with bay window to the front elevation, fireplace with open fire and tiled surround and mantle above, exposed beam ceiling, staircase to the first floor and doors leading off. There is a door leading to a spacious lounge with window to the front elevation, overlooking the front garden, window to the side elevation, feature fireplace with solid fuel burner, mantle above and exposed beamed ceiling. The current kitchen has a range of wall and base units, door to the front access, door leading to utility area with access to lower level cellar, ground floor bathroom with panel enclosed bath low flush WC and a pedestal wash hand basin.

First Floor

The staircase rises from the entrance/ dining room to the first floor landing with doors leading off to three good size bedrooms.





Outside

Externally the property is situated within this idyllic position, occupying a generous size plot extending to 2.17 acres with mature gardens and adjacent paddock. Accessed via a gated entrance leading to various outbuildings including a stable block with three stables a further outbuilding formerly a piggery and a loose box.



A rare opportunity, offered with no upward chain, an early viewing is essential.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - Tel:01827-

71534|Council Tax

Band - E

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AWAITING EPC

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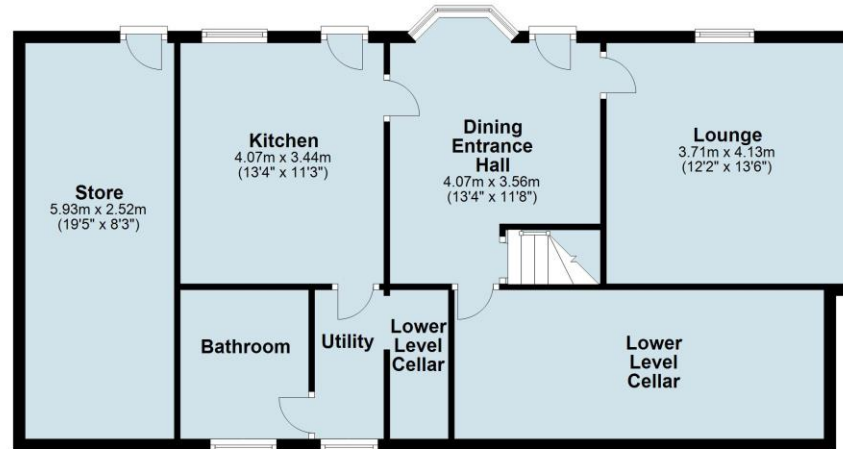
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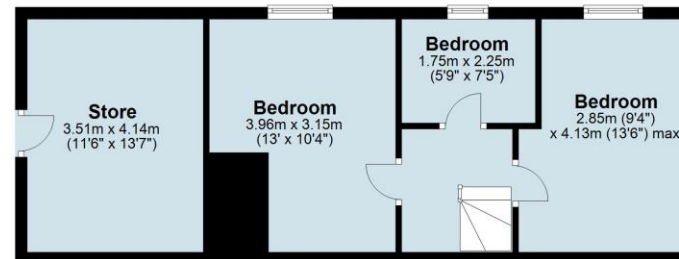


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Ground Floor
Approx. 86.8 sq. metres (934.6 sq. feet)



First Floor
Approx. 52.2 sq. metres (561.8 sq. feet)



Total area: approx. 139.0 sq. metres (1496.4 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.